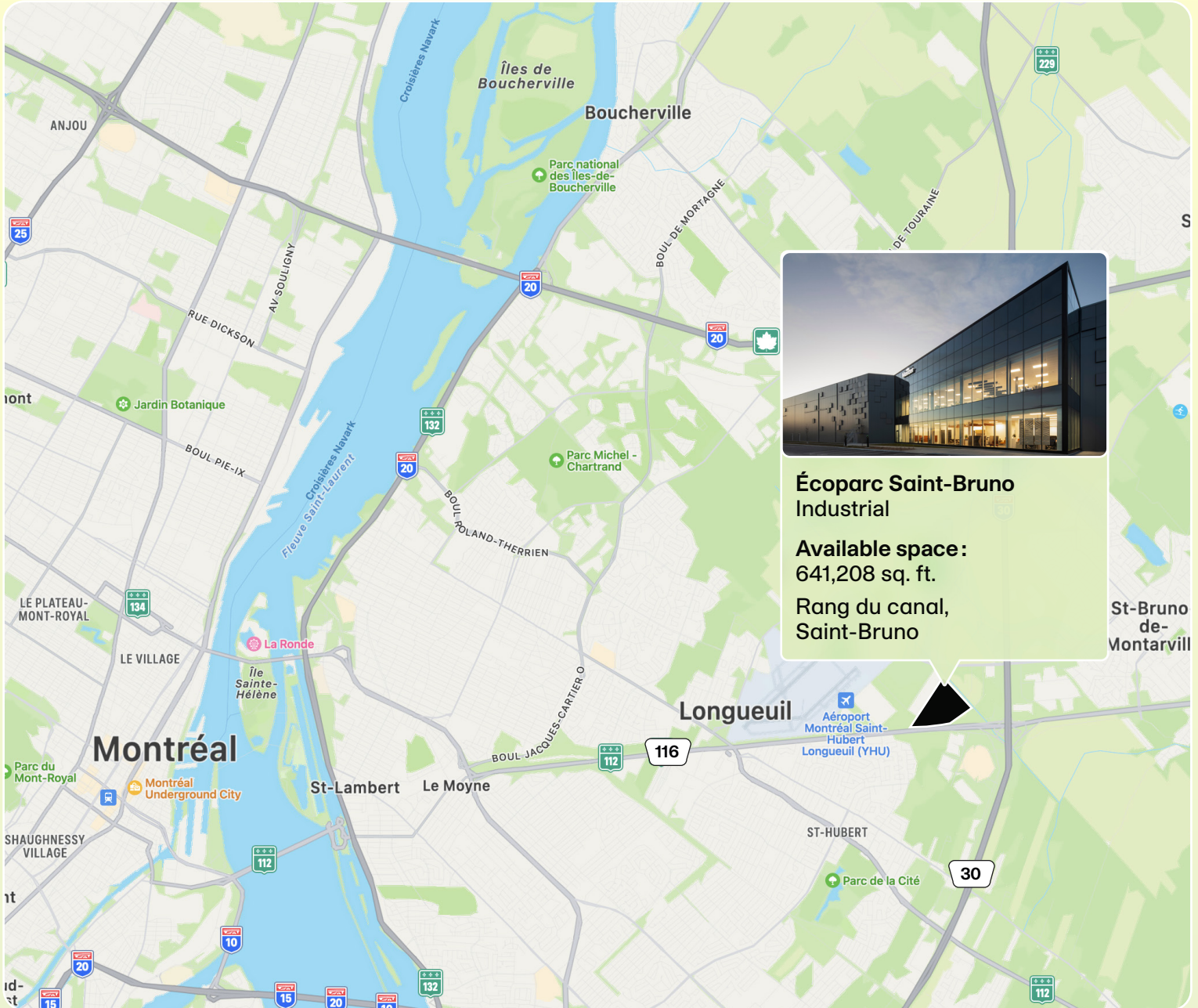


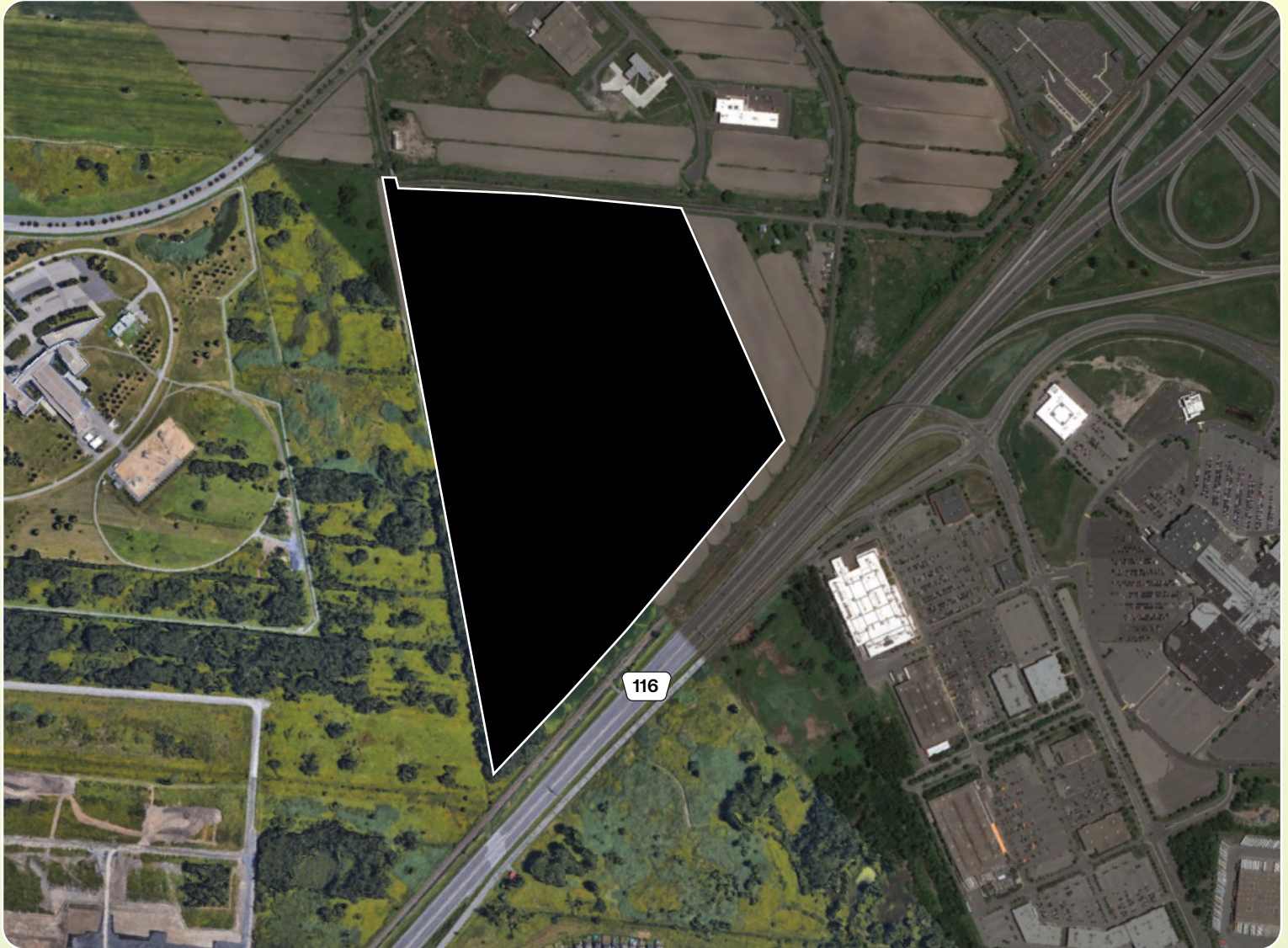
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Neighbourhood Map



Land

Total area - 4,275,386 sq. ft.

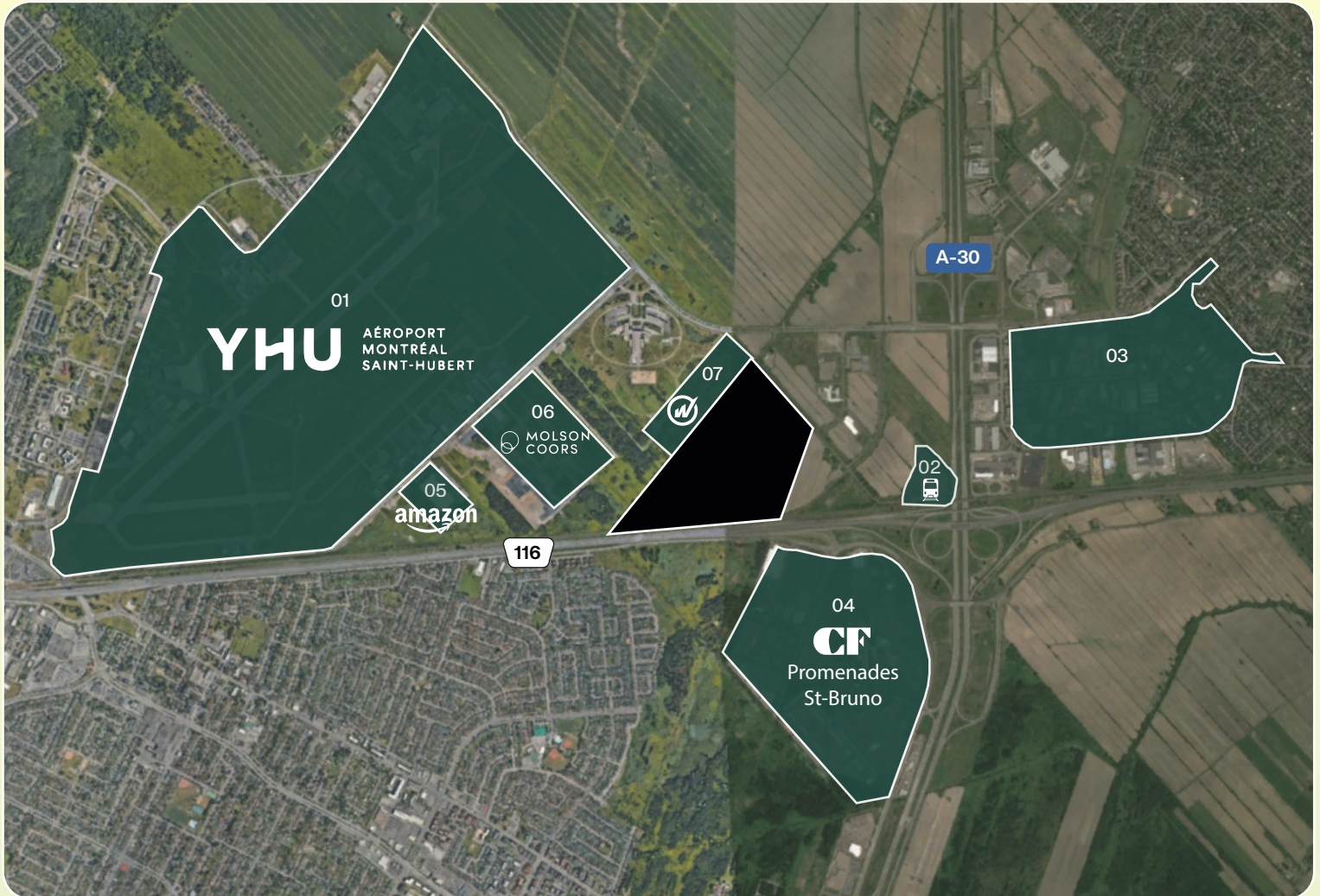
Available space

- A** Building A 407,209 sq. ft.
- B** Building B 233,999 sq. ft.

Access

Rang du canal, Saint-Bruno
Easy access to highways 116, 30

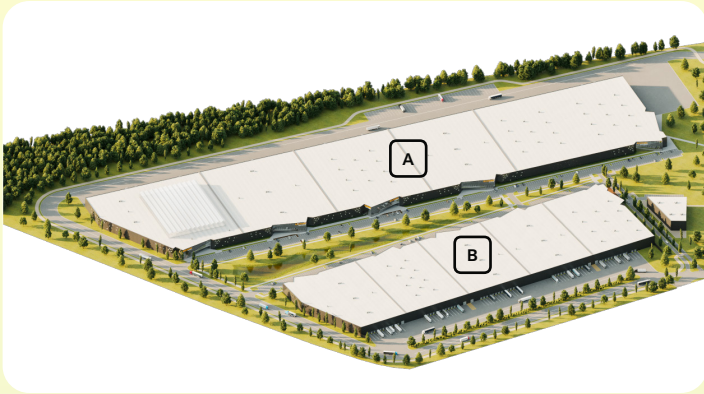
Neighbourhood Map



Neighbourhood

- 01 St-Hubert Airport
- 02 Train station
- 03 Business park
- 04 Promenades Saint-Bruno
- 05 Amazon
- 06 Molson Coors
- 07 Wiptec

Site Map



Available space

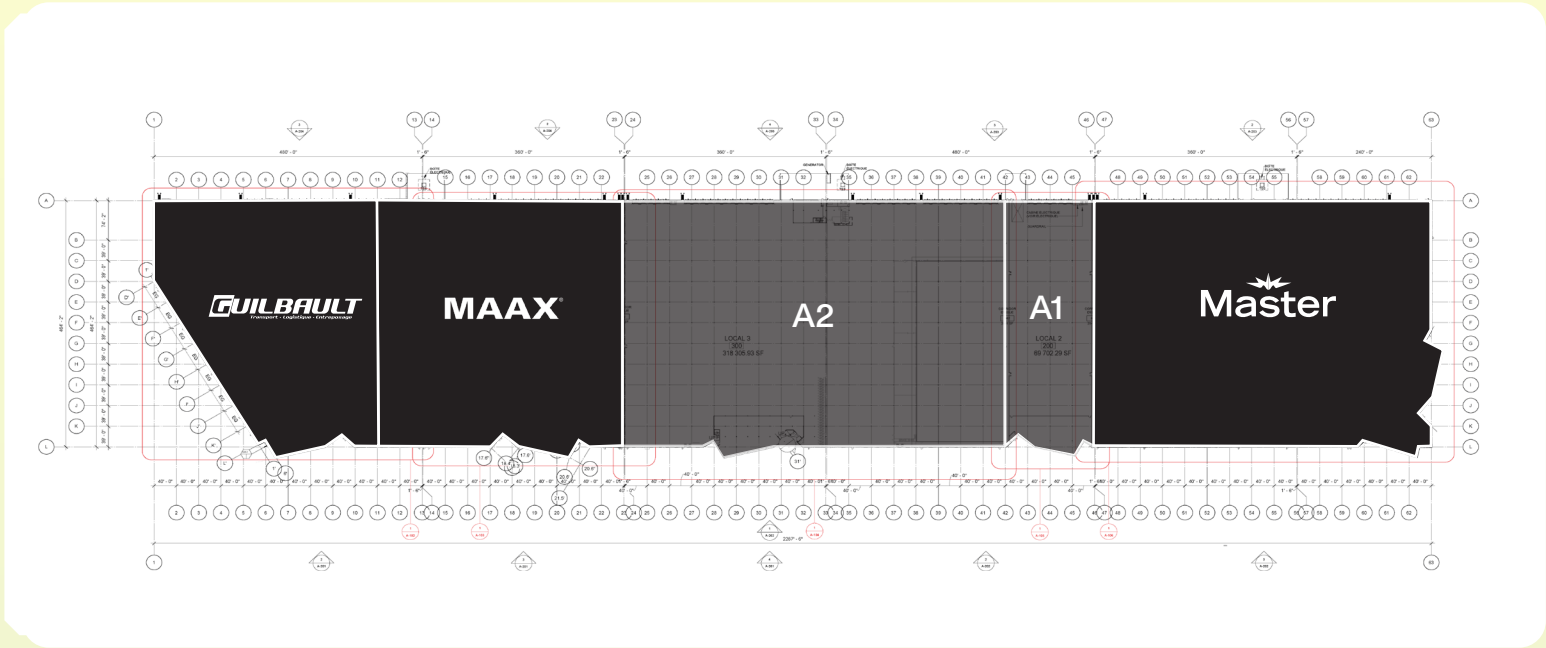
- A Building A 75,000 sq. ft.
- B Building B 370,434 sq. ft.

Available Space



A1 75,000 sq. ft.
A2 332,209 sq. ft.
B1 233,999 sq. ft.

Building A Ground Floor Plan



A1 - 75,000 sq. ft.

A2 - 332,209 sq. ft.

Local 2 - Building A Ground Floor Plan

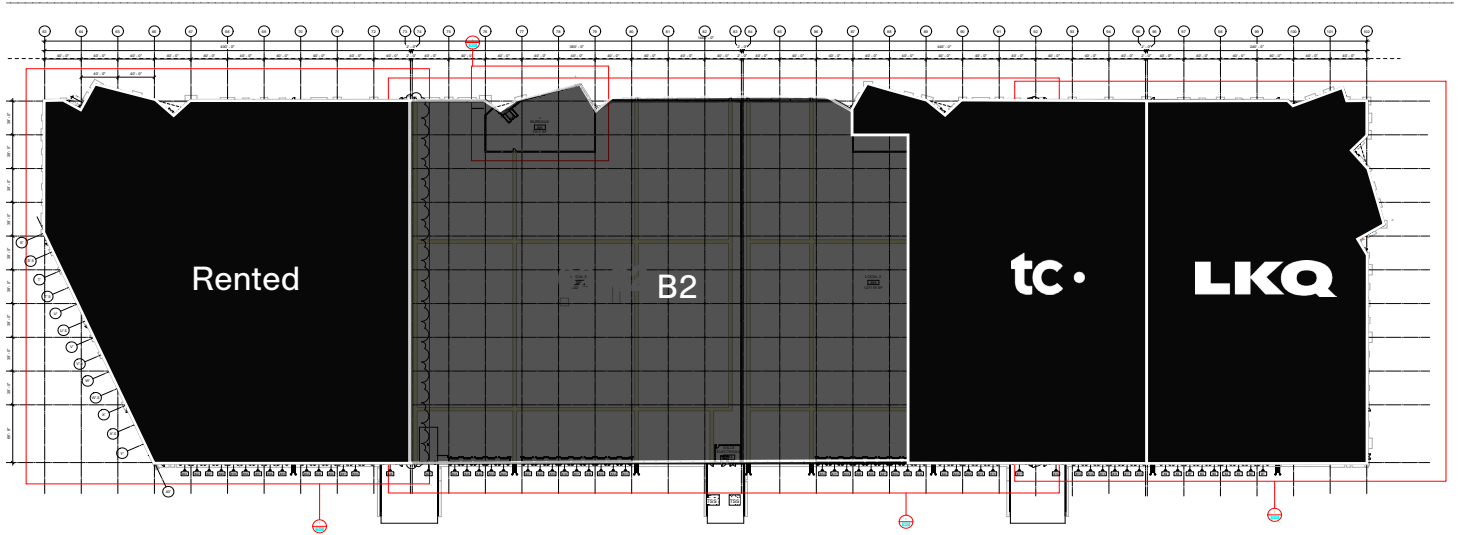


Available January 2027

- 01 - Dry Storage - 157,690 sq. ft.
- 02 - Refrigerated Space (4°C) - 90,707 sq. ft.
- 03 - Freezer (-18°C) - 53,500 sq. ft.
- 04 - Built-Out Office Space - 26,306 sq. ft.

* Mecanical Room - 4,006 sq. ft.

Building B Ground Floor Plan



B2 - 233,999 sq. ft.

Photos



Summary



Projected Certifications

Relevant Information



LEED Gold

(Leadership in Energy and Environmental Design) is a rating system recognized in 150 countries and is designed to leave a legacy of high-quality, environmentally friendly buildings with a reduced impact on the environment.



Zero-Carbon Building Certification (BCZ)

A made-in-Canada solution. Aimed at decarbonizing all buildings in Canada, Zero-Carbon Building (ZCB) standards apply to all industrial, commercial and residential buildings in the country.

- Year of construction - 2023
- Parking:
 - Building A - Total of five hundred four (504) spaces
 - Building B - Total of two hundred ninety-two (292) spaces
- Available space :
 - Building A - 75,000 sq. ft. - Immediately
 - Building A - 332,209 sq. ft. - January 2027
 - Building B - 233,999 sq. ft. - Immediately
- 8" structural slab in warehouse
- Drive-in garage doors:
 - Building A - Total of five (5) doors
Dimensions: 14'-0" x 14'-0"
 - Building B - Total of four (4) doors
Dimensions: 14'-0" x 14'-0"
- Loading dock doors:
 - Building A - Total of ninety-five (95) doors
Dimensions: 9'-0" x 11'-3"
 - Building B - Total of sixty (60) doors
Dimensions: 9'-0" x 11'-3"
- Hydraulic vertical platform levelers:
 - Capacity - 40,000 lbs.
- Warehouse clear height - 40'-0"
- Fire protection - ESFR sprinkler system
- Electrical entry to building:
 - Building A - 10,000 A
 - Building B - 5,000 A
- Warehouse lighting - LED producing 300 lux
- Bay sizes:
 - Building A - 40'-0" x 39'-0"
 - Building B - 40'-0" x 39'-0"

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For any questions related to this presentation,
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